

## Chapter 17.52

### LIGHT INDUSTRIAL DISTRICT (I-1)

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#### **17.52.010 Intent.**

The intent of light industrial district (I-1) is to provide space for certain commercial and a wide range of industrial uses and structures that are able to meet certain performance standards to protect nearby noncommercial and nonindustrial uses from undesirable environmental conditions. Residential and other similar uses are prohibited from this district in order to limit environmental affects associated with certain commercial and industrial uses, irrespective of their meeting performance standards. (Ord. 386 § 1001, 2002)

#### **17.52.020 Permitted principal uses and structures.**

The following principal uses and structures shall be permitted in light industrial district (I-1):

- A. Wholesale, storage and warehouse uses;
- B. On-site and off-site signs;
- C. Agricultural uses;
- D. Automobile service stations;
- E. Any industrial use which can meet the performance standards for this district set forth below, provided, such is not specifically prohibited;
  - . Race tracks and airports.

(Ord. 386 § 1002, 2002)

**17.52.030 Permitted accessory uses and structures.**

The following accessory uses and structures shall be permitted in light industrial district (I-1):

- A. Caretaker and watchmen quarters;
- B. Medical facilities accessory to an industrial use. (Ord. 386 § 1003, 2002)

**17.52.040 Permitted conditional uses.**

After the provisions of this title relating to permitted conditional uses have been fulfilled, the planning commission may permit as permitted conditional uses in light industrial district (I-1) any use which is consistent with the intent of this district and which is not prohibited. (Ord. 386 § 1004, 2002)

**17.52.050 Prohibited uses and structures.**

All residential dwellings of any kind, and all other uses which are not specifically permitted, cannot meet the performance standards for industry or are not permissible as permitted conditional uses, shall be prohibited. (Ord. 386 § 1005, 2002)

**17.52.060 Performance standards.**

To be a permitted industrial use in light industrial district (I-1), whether as a permitted use or as a permitted conditional use, such use must meet the following performance standards:

A. Physical Appearance. All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily waste of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from the street.

B. Fire Hazard. No operation shall involve the use of highly flammable gases, acid, liquids, grinding processes or other inherent fire hazard. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels and welding gases when handled in accordance with other city ordinances.

C. Noise. No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

D. Sewage and Liquid Wastes. No operation shall be carried on which involves the discharge into a sewer, water course or the ground of liquid wastes of any radioactive nature, or liquid wastes of a chemical nature which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.

E. Air Contaminants. Air contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four-minute period in each one-half hour. Light colored contaminants of such an opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.

Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths grains per cubic foot as corrected to a temperature of five hundred (500) degrees Fahrenheit, except for a period of four minutes in any one-half hour, at which time it may equal but not exceed six-tenths grains per cubic foot as corrected to a temperature of five hundred (500) degrees Fahrenheit.

Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance or annoyance to the public in general or to endanger the comfort, repose, health or safety of any such considerable number of persons or to the public in general or to cause or have a natural tendency to cause injury or damage to business, vegetation or property.

F. Odor. The emissions of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the milling of grains, shall not normally be considered obnoxious within the meaning of this title.

G. Gases. The gases sulfur dioxide and hydrogen sulfide shall not exceed five parts per million. All nitrous fumes shall not exceed one part per million. Measurements shall be taken at the property line of the particular establishment involved.

H. Vibration. All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three-thousandths of an inch measured at the property line. The use of steam or broad hammers shall not be permitted in this district.

I. Glare and Heat. All glare, such as welding arcs and open furnaces, shall be shielded so that they shall be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the property line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit. (Ord. 386 § 1006, 2002)

**17.52.070 Minimum lot requirements.**

The minimum lot area shall be ten thousand (10,000) square feet. The minimum lot width shall be eighty (80) feet. (Ord. 386 § 1007, 2002)

**17.52.080 Minimum yard requirements.**

There shall be a front yard of not less than a depth of twenty-five (25) feet. There shall be a rear yard of not less than a depth of twenty (20) feet. Each side yard shall be not less than ten (10) feet, provided, that on lots adjacent to a residential district all buildings shall be located so as to provide a minimum side and rear yard of twenty-five (25) feet along that portion of the lot adjacent to the residential district. (Ord. 386 § 1008, 2002)

**17.52.090 Maximum lot coverage.**

The maximum lot coverage for all buildings shall be not more than fifty (50) percent of the total lot area. (Ord. 386 § 1009, 2002)

**17.52.100      Maximum height.**

The height of all buildings and structures shall not exceed seventy-five (75) feet. (Ord. 386 § 1010, 2002)